



AVAILABLE:

Existing building of Approx. 800 SF or Proposed Development of Approx. 30,000 SF of Land

The subject property is located on Route 9 South in the heart of the Marlboro, NJ trade area and is surrounded by national retailers and restaurants, including Whole Foods, ULTA, TJ Maxx, Kohl's, ShopRite, Home Depot, and many others.

Benefit from tremendous exposure and visibility to Route 9, which has a traffic count of over 71,000 cars per day.

The existing building is newly renovated, and the previous tenant had approvals to expand for an enclosed seating area.

Seeking a quick casual restaurant, coffee, car wash, or other retail or service use.

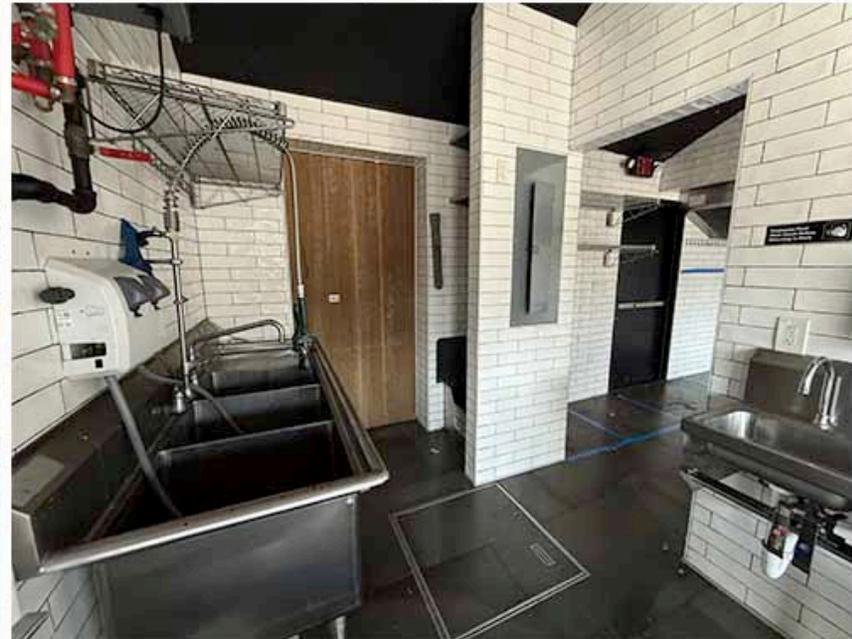
**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	6,285	46,757	127,327
Avg HH Income:	\$177,812	\$193,876	\$187,010
Daytime Pop	6,832	41,287	117,355

**Traffic Counts**

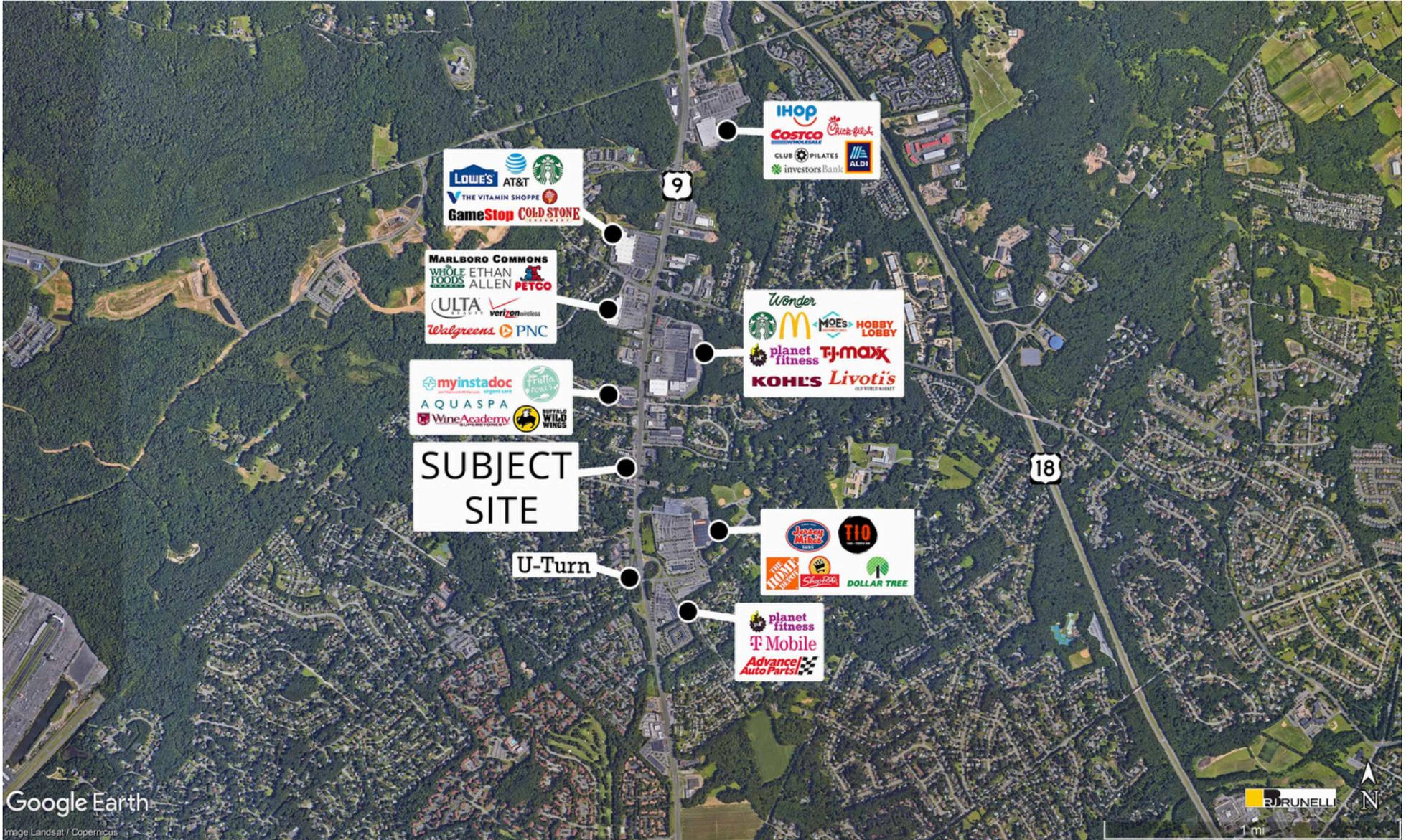
Route 9	71,191 Cars Per Day
Union Hill Rd.	11,654 Cars Per Day











197 South Route 9  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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